



FOR SALE

Offers in Excess of £300,000

2 Grayshott Road,
Southsea, PO4 8AH.

Tenure: Freehold

ESTATE  AGENTS

LAWSON ROSE

PROPERTY DESCRIPTION

No Forward Chain! Situated in a popular pocket of PO4, this stylish end-of-terrace home blends character features with modern living – perfect for families or those seeking extra space. Upon entering, off the hallway is a bright and welcoming living room, bathed in natural light from the bay window, while the versatile second reception room makes the ideal home office, playroom, or snug. The heart of the home lies in the spacious kitchen/breakfast room, fitted with contemporary units and offering plenty of room for entertaining. This opens into a large conservatory, creating a seamless flow into the private south-facing garden – perfect for summer evenings and al fresco dining. Upstairs, you'll find three well-proportioned bedrooms and a sleek, modern family bathroom. With double glazing, gas central heating, and the added bonus of a lean-to utility space. Ideally located close to local amenities, schools, and transport links, this home offers the best of Southsea living. Don't miss out – contact Lawson Rose to arrange your viewing today!

Material Information:

- Construction: Brick Built
- Electricity Supply: Alternating Current
- Heating: Gas Central Heating
- Water Supply: Mains Water Supply
- Sewage: Mains Sewage
- Broadband: Standard, Superfast Fibre and Gfast Fibre are available.
- Mobile: Ofcom Checker shows EE, Three, O2 and Vodafone all have voice and data availability in this area.
- Permit Parking: 1st permit is £30, 2nd permit is £120 and 3rd permit (where available) is £300.
- Council Tax: Portsmouth City Council – Band B
- Flood Risk – Low Risk (Stated on the Gov.uk portal)
- Planning Application in Place for Property Adjacent On Frensham Road
<https://www.portsmouth.gov.uk/services/development-and-planning/planning-applications/>

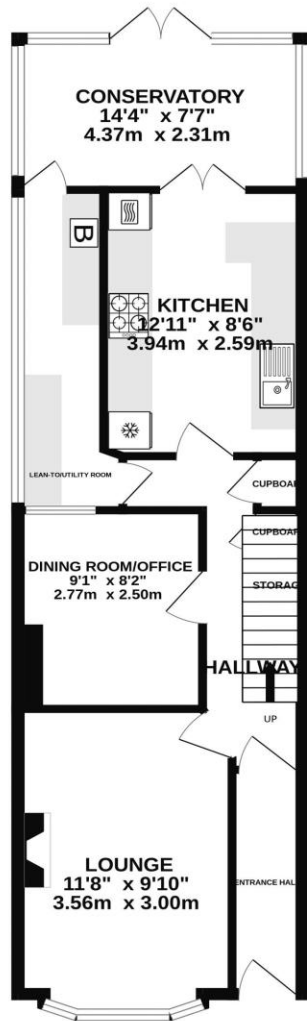


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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Please note that none of the services or appliances have been tested by Lawson Rose Estate Agents.